



Windham Economic Development Committee
Infrastructure Sub-Committee

Approved Meeting Minutes
For Wednesday July 8, 2020
Windham Community Development Dept.
at 7:30 in the AM

Present: Gary Garfield, Dale Valvo, George Fredette, Lisa Walker

Absent: Gabe Toubia

Excused: Mike Oldenburg

Others: Rex Norman

Call to order at the Windham Community Development Department Room at 7:33 AM

The focus of this meeting was on discussing responses to some of the questions received by Mr. Norman regarding his TIF presentation and the written TIF Plan.

Mr. Norman indicated that the Cost of Services data used in the TIF presentation was from 2016 not 2018. Below are the numbers from both years. The 2018 data will be incorporated into the revised presentation and written draft. For every dollar, the Town receives in Taxes, they spend on the following uses.

	<u>2016</u>	<u>2018</u>
Commercial	\$0.35	\$0.24
Residential	\$1.05	\$1.07
Open Space	\$0.96	\$0.11

Note that the 2016 Open Space cost reportedly reflects a bond payment that came due in 2016.

We discussed Mr. Norman updating the TIF presentation and written Plan and presenting it to a joint meeting of the BOS, Planning Board, and WEDC. Target date will be in three weeks.

We discussed educating the public on the following:

- What the TIF does not do, i.e. increase tax rate, change zoning, etc.
- Operational costs will be borne by the user and are not a concern to the Town.

- Providing the Town with the list of 12 + towns that have successfully implemented TIFs. Note: We need to schedule a meeting with the Citizens, presumably at the High School Auditorium, and have a panel of representatives of other towns (Londonderry, Bow, Hooksett, Derry, etc.) explain their success. We also need to list the towns with successful TIFs in the TIF Presentation and the written TIF Plan.

We discussed Mike Oldenburg's list of questions regarding the contamination issue.

- DES will be collecting up to 160 water samples and will be evaluating well depths.
- Dave Sullivan's office is having his intern review well depths for locations sampled by the Town.
- We need to have a separate meeting with the Town and the citizens regarding the contamination issue. It is important to keep the TIF and contamination issues in separate arenas.

We discussed Pennichuck importing tank trucks of water to infuse into the now dry WNE system. Some people have reportedly been without water for 2 weeks.

Lastly, we discussed that without water we will have small strip malls rather than a high end walkable development. Case in Point: Village center can not be built without water line vs. CVS plaza development of one or two buildings here or there.

Approval of outstanding minute from: March 11, 2020; May 6, 2020; and June 10, 2020
Motion to approve made by Lisa Walker, seconded by Dale Valvo. Motion passed 4-0

Motion to Adjourn made by Dale Valvo, seconded by Lisa Walker. Motion Passed 4-0 Meeting adjourned at 8:20

Minutes Submitted by: Gary M. Garfield, Chairman

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